

# **WORKSESSION**

## **CITY OF MANISTEE PLANNING COMMISSION**

**70 Maple Street, Manistee, Michigan 49660**

**Thursday, January 16, 2003  
7:00 p.m. - Council Chambers, City Hall**

### **AGENDA**


The City of Manistee Planning Commission will hold a worksession on Thursday, January 16, 2003 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

- I      Roll Call
- II     Public Participation:
- III    Unfinished Business and Reports:
- IV    New Business and Communications:
  - 1.     Miscellaneous Zoning Issues
- V     Adjourn.

# MEMORANDUM

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TO: Planning Commission Members

FROM: Denise Blakeslee, Secretary   
Community Development

DATE: January 10, 2003

RE: Worksession January 16, 2003

The January Worksession will be on Thursday, January 16, 2003 at 7:00 p.m. Other than Miscellaneous Zoning Issues we do not have any items on the agenda. This will provide the opportunity to discuss any other matters that the members would like discussed.

Bring your ideas to the meeting. See you next Thursday!

If you cannot attend please call me.

cc: City Manager

Attachments:

- December - Zoning Tips
- 1/3/03 - Letter to Dale Picardat, Manistee Masonic Temple Association
- 1/3/03 - City of Manistee Newsletter
- 1/7/03 - City Council Agenda
- 1/10/03 - City of Manistee Newsletter
- 1/14/03 - City Council Worksession Agenda
  
- Updated - Planning Commission By-Laws 1/3/03

## NUISANCE RELATED ISSUES



Boat Trailer in front yard (corner lot) with trailer in the ROW. The other side of the house is loaded with debris items.



Side of the house has looked like this since the middle of Summer 2002.



What constitutes a Nuisance Violation? Porch is full of items not being used, old sink, bed springs, old craft items, old shelving. The porch is being used as if it was a shed in the backyard.



Vehicle parking in ROW grass, sufficient room for parking on street.



Three vehicles parking on grass ROW, while two vehicles are parked on Street. The grass in these areas is in very bad condition.



PARKING IN THE ROW, BETWEEN THE SIDEWALK AND STREET



Vehicle parked in ROW, which was paved.



Vehicles parked in the ROW. The area was not paved, vehicles parking on the grass.



Vehicle parked on ROW, on grass. Road is wide enough to allow for On-Street Parking.



Vehicle parked on ROW grass, room for on street parking.



Fifth Street, parking on ROW grass, next to a vehicle parked on the Street.



Same two vehicles, showing the grass ROW that is being parked on.





Elm Street, between 6<sup>th</sup> and 7<sup>th</sup> St. The far white house was built in 2000, the tan house built in 2002.. Jefferson Elementary is across Elm St. There are no sidewalks at this location for children to walk to school. Sidewalks should be a requirement of all new home construction in the City, even if it does not *currently* lead to anywhere. The Zoning Ordinance should have required both of these properties to place sidewalks in front of their homes. The City will now need to ultimately construct the sidewalks at a cost of approximately \$9,800 (660' \ 5' sidewalk. Cost for each 5'x5' sidewalk is \$74.47/per square.)



How long does a property owner have to complete a project. This house was completed in the summer of 2002.



Three homes that have deteriorated. How do we keep properties from becoming blighted, which effects the entire neighborhood.

Blighted homes negatively effect the quality of life in the entire neighborhood and City of Manistee.





This property occupied his entire lot with buildings. Most Zoning Ordinance have a maximum percentage of build-able lot. This house has more than doubled, with the addition and two car garage.





Prior to addition the lot was approximately 25-30% covered by structures. After addition the lot is estimated to be 75-80% covered by structures. This addition dwarfs the surrounding homes on the normal City lots. Homes of this size need larger than normal City lots.



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January 3, 2003

Attn: Dale Picardat  
Manistee Masonic Temple Association  
P.O. Box 1  
Manistee, MI 49660

Dear Mr. Picardat:

The City of Manistee Planning Commission was unable to make a decision on your request for a Special Use Permit to allow religious/assembly at the building located at 342 Fifth Street. There was no representative from the Manistee Masonic Temple Association present to answer questions which resulted in this item being tabled until the February meeting.

The Planning Commission is requesting that a representative of the Manistee Masonic Temple Association be present at the next meeting on February 6, 2003. Without representation the Planning Commission would have to decide this matter without any input from your organization.

Sincerely,

CITY OF MANISTEE

Denise J. Blakeslee  
Recording Secretary/Planning Commission

:djb

cc: Planning Commission Members